

## **CHAPTER 3.38**

### **CONSERVATION-OPEN SPACE (C-OS) ZONE**

#### **Section 3.38.10 - PURPOSE**

This Zone may be applied to lands with any of the adopted Comprehensive Plan Map designations. It is intended to recognize high value Natural Resource and Natural Hazard areas within the City that are owned by public agencies or have been set aside by private owners. The purpose of this Zone is to limit development of such areas and maintain them in a near-natural state while, in some cases, allowing access to and through them for public infrastructure and/or enjoyment. Typically the existence of this Zone results in preservation of large open space areas. If desired, density may be transferred off property at the time that this Zone is applied, provided the area receiving the transfer is part of the same development site.

#### **Section 3.38.20 - PERMITTED USES**

##### **3.38.20.01 - Ministerial Development**

##### **a. Primary Uses Permitted Outright -**

##### **1. Conservation Uses -**

- a) Preservation and restoration of Natural Resource and/or Natural Hazard areas
- b) Provision of open space areas to protect Natural Resources and avoid Natural Hazards
- c) Preservation and restoration of Significant Shrubs, Significant Trees, and Significant Vegetation as defined in Chapter 1.6 - Definitions
- d) Preservation and restoration of Designated Historic Resources listed in the Corvallis Register of Historic Landmarks and Districts or the National Register of Historic Places

##### **2. Civic Uses -**

- a) Community Recreation - limited to:
  - 1) Trails and associated viewing stations

- 2) Picnic areas that do not exceed a ratio of one picnic table per five acres
- 3) Parking areas that do not to exceed a ratio of five spaces per acre
- 4) Portable restrooms
- b) Minor Utilities - limited to above-ground stormwater detention ponds and facilities installed underground. Examples include water, sewer, storm, gas, and electrical lines and associated elements, such as underground lift stations, pump stations, or vaults
- c) Construction of streets, roads, and pedestrian and bicycle facilities that are included in the City of Corvallis Transportation Plan, or in other adopted City Plans
- d) Construction of streets, roads, and vehicular and pedestrian and bicycle facilities necessary in order to maintain an acceptable functional classification of roadways adjacent to the property.

3. Prior Established Uses -

- a) Uses existing prior to December 31, 2004, and in compliance with the Code on that date<sup>1</sup>; and
- b) Uses permitted by the Code at the time of approval of a Conceptual or Detailed Development Plan overlying the subject property

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<sup>1</sup> Uses that were in existence and permitted by zoning prior to December 31, 2004, and were redesignated to the C-OS Zone, shall not be classified as Nonconforming Uses unless they have been discontinued for a period of at least 18 months, in which case the requirements of Section 1.4.40.03 shall apply. Expansions and enlargements shall comply with all other applicable Code requirements.

**b. Accessory Uses Permitted Outright - Essential Services**

**3.38.20.02 - Special Development**

**Conditional Development** - Subject to review in accordance with Chapter 2.3 - Conditional Development.

Community Recreation - Full range of Uses limited to Willamette Park. Elsewhere, Uses limited to interpretive centers.

**Section 3.38.30 - PERFORMANCE STANDARDS**

- a.** Each Use, activity, or operation within this Zone shall comply with applicable local nuisance and animal control ordinances, state and federal standards, and other provisions of this Code; and
- b.** Uses and improvements shall be designed and constructed to minimize adverse impacts to significant Natural Resources and Natural Hazards, in accordance with Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Natural Hazard and Hillside Development Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, and Chapter 4.13 - Riparian Corridor and Wetland Provisions.